

COUNCIL COMMUNICATION

AGENDA TITLE:

Parks, Recreation and Open Space Master Plan

MEETING DATE:

January 19, 1994

PREPARED BY:

Parks and Recreation Director

RECOMMENDED ACTION:

That the City Council review the final points of the Master Plan and approve the

direction of the plan and support for eventual implementation.

BACKGROUND INFORMATION:

We have been dealing with the Parks, Recreation and Open Space Master Plan for approximately a year and a half. This hasn't been by staff or commission's choice, but generally due to timing and items of concern in the plan. You will recall a committee was appointed by Mayor Pinkerton to help with direction of the plan, as well as to

conduct and be a part of public meetings. A meeting was held on the eastside at the Parks and Recreation Annex and on the westside at the Lodi High School cafeteria. A phone survey was conducted, six to eight committee meetings were held (open to the public, acknowledged in the Lodi News Sentinel and Stockton Record, and posted). The Parks and Recreation Commission then held a shirtsleeve session and a final public hearing to address the plan and prepare it for Council action. The City Council held a shirtsleeve session and a public hearing. Issues were brought to light, and now there are basically three that remain:

- 1. Trail/bicycle paths in and around Lodi.
- The indoor facility money for a community center.* 2.
- Woodbridge area park (Exhibit A).

 As to the community center issue, please see Exhibit B as a representation of what we view as a local community center, this includes the Renton, Washington Center as an example.

Another meeting was held, at the request of the City Council, October 5, 1993 by the Parks and Recreation Commission, which addressed Consultant Jerry Dragoo's concerns (Exhibit C). The commission communication (Exhibit D), and the minutes of that meeting (Exhibit E) are also attached for your information.

I forwarded a copy of the most current update of the Parks, Recreation and Open Space Master Plan to all the members of the City Council. I hope you have been able to review this and will bring it to the council meeting on January 19.

It is my hope, as well as the Parks and Recreation Commission's, that we can finish the review of the plan and call it complete. enabling us to move toward implementation. Your support and interest, in our efforts to provide opportunities, enrichment, environmental qualities, and space for people to breath, participate, and enjoy themselves in a very challenging and complex world, as always, is appreciated.

FUNDING:

At this time it is development impact fees, and I'm sure later we will need general fund dollars as well as

grant monies to fulfill the master plan.

Respectfully submitted on behalf of the Parks and Recreation, Commission and staff,

Parks and Recreation Director

RW/sh

CC City Attorney

THOMAS A. PETERSON

City Manager

JCDRAGGOO & ASSOCIATES



URBAN PLANNING & DESIGN PARK/RECREATION PLANNING 1730 S.W. SKYLINE BLVD. PORTLAND, OREGON 97221 (503) 297-1005

MEMO

TO:

Lodi City Council

FROM:

Jerry Draggoo

SUBJECT: Updated Park and Recreation Plan

DATE:

November 16, 1993

Enclosed is an updated copy of the park and recreation plan. I have incorporated all of the changes you have made to date. There are still several issues yet to be resolved.

At the last meeting, the Council seemed inclined to allocate a certain amount of 1. the park impact fees to Hutchins Street Square. While I don't agree with this idea because this project is not strictly recreation related, you, nonetheless, can make that decision. In a memo dated August 31, 1993, from Rich Prima, he concluded that up to \$2,100,000 of the \$4,329,600 reserved for community center buildings could be allocated to Hutchins Street Square. While there are a number of potential methodologies to determine how the community center money could be allocated, Rich's approach is a reasonable one.

However, taking out the \$2.1 million that would be allocated to Hutchins Street Square leaves the park development fund short. On Table 34, page IX-6 of the plan, we have listed all of the project cost including those to be paid by park impact fees. In order to keep the amount devoted to impact fees at the same level as what was developed in the Nolte/McDonald report (\$18.3 million), we have had to remove some projects. According to Table 34, projects that are eligible for impact fees but not listed are:

- o minor park improvements to most new parks
- park maintenance shop 0
- indoor recreation center 0
- outdoor swimming pool 0
- a portion of Pixley Park

Regarding this issue, I believe your choices are:

- 1. Change the amount of money reserved for Hutchins Street Square.
- 2. Change the listing of projects eligible for impact fees listed in Table 34.
- 3. Raise the cost of park impact fees.
- 2. Trails Plan: My recommendation is that you remove the trails element and conduct a separate trails plan at a later time. I understand the County is currently developing a trails plan at the present time. You might be able to piggy-back onto that study.

I have removed the trails element from the plan and suggested you develop a separate study (page VIII-25). If you agree with this idea, we can leave the report as it is.

The second secon

3. Woodbridge Park: There appeared to be a concern on the part of the City Council about developing a large community park up in the northwest corner of the Lodi planning area. While there is a need for such a park of this type in this area, locating a site will be difficult. The most feasible location would be outside the planning area and to the west of the irrigation canal.

Because of my concern for cutting cost on projects eligible for park impact fees, I downgraded Woodbridge Park from a 20 acre community park to a 7 acre neighborhood park. To make up space lost for sport facilities, I moved the youth baseball fields from this proposed park to DeBenedetti Park and the adult softball fields to Pixley ?ark.

Do you agree with this change?

I believe the above represents the loose ends unless you have new issues. I am prepared to meet with you when you can work me into your agenda.



5. INDOOR RECREATION CENTER

The survey and workshop meetings revealed considerable interest for an indoor recreation center. The needs assessment indicated a specific need for a gymnasium and places for the city to conduct recreation classes. Currently the City has no indoor facilities and access to school gyms and classrooms is very restricted. The City now leases a portion of the Grape Festival and a small building next to their department for basketball, volleyball and other recreation classes.

Design Requirements for a Successful Indoor Recreation Facility

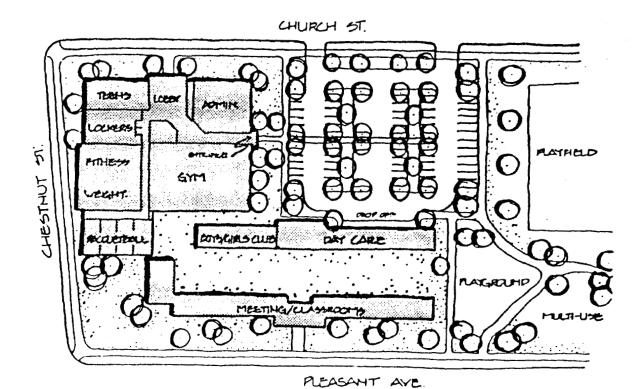
- A recreation center should be somewhat centralized in the community and be very visible to the passing public.
- 2. The facility should provide a wide range of facilities and activities of interest to all age groups.
- Spaces should be provided for competitive and active sports, passive activities, receptions and general leisure.
- Multi-use spaces should be favored over single purpose spaces. Flexibility is very important.
- The building should be attractive with a comfortable environment suitable for both active and leisure activities. Active recreation spaces should be clearly separated from passive spaces.
- 6. If lease space is developed as part of the facility, it should be considered as temporary and a place for future expansion.
- Activities and spaces that generate revenue is very important. This will help to offset the operating cost.

An analysis of facility needs and requirements to generate adequate revenue revealed that in order for a center to be reasonably financially successful, the center would compete with Hutchins Street Square.

Two alternative locations for a recreation center were studied. The first was to locate the proposed facility at Hutchins Street Square. From an operational and financial point of view, this option has many positive features. At the same time, a master plan for exclusive senior and cultural arts activities has been developed for this site and is being implemented. Placing a recreation center in this location would require inodification to the master plan. With this in mind, it is recommended that Hutchins Street Square not be considered as the site for the proposed indoor recreation center.

The second location was at Needham School. For this site, a joint use agreement with the Lodi Unified School District would be required. Because of the anticipated high

cost to remodel the existing buildings, it is recommended that the portion of the building now used for administrative purposes be removed to make way for a new recreation structure. The existing classroom section would remain and be either used by the School District or by the City for recreation purposes. A sketch of how this site could be utilized is shown below.



VIII - 30

Renton Community Center

ABOUT THE CENTER

Located along the banks of the Cedar River at 1715 Maple Valley Highway, the Renton Community Center is ideal for area meetings, banquets, parties, athletic events and more. Open from 6:00am to 10:00pm, Monday through Friday and Saturday from 8:00am to 8:00pm, the Community Center offers the participant a wide variety of activities and leisure time pleasures. Following is a list of rooms and sample activities:

Gymnasium - Basketball, volleyball, pickleball, badminton, special events; Recquetball Courts - Recquetball, handball & wallyball;

Game Room - Video games, pool,

foosball, big screen television; Arts & Crafts Area - Classes, rentals; Pre-School Room - Children's classes, rentals:

Banquet/Dance Room - Aerobic and dance dasses, banquets, receptions.

Fitness Area - Selectorized and free weight equipment, cardiovascular apparatus, stretching areas.

When not scheduled for Renton Parks & Recreation Department activities, most areas of the building are available on a rental basis. For information on how to rent the Renton Community Center call Harley Holt at 235-2590.

Rental Rates:

Resident Rates: Weekend Banquet Room \$500(10hours) Weekday Banquet Room \$50/hour \$15/hour Classrooms

(Arts & Crafts Room or Kid's Korner) Non-Resident Rates: Weekend Banquet Room \$550(10hours) Weekday Banquet Room \$55/hour

\$20/hour Classrooms (Arts & Crafts Room or Kld's Korner)

(For Sunday rentals an additional fee of \$70 will be charged to staff facility. Kitchen use available for additional \$50.00)

Gym Rental Rates

Sporting Event Half Gym \$15/hour Full \$30/hour Double Gym \$60/hour

Special Event \$45/hour Full Gym \$90/hour Double Gym

Friday, Saturday and Sunday minimum 10 hour rental. The gym is available for special event rental (i.e. trade shows, craft shows, etc.) and requires an additional fee for carpet set-up and take-down. Drop in Gym Schedule September 7,1993 through December 31, 1993 (Hours are Monday-Friday Sam-10pm & Saturdays Sam-Spm) Subject to change without notice,

Drop in Besketball Monday & Wednesday Tuesday & Thursday Friday Saturday

7:30am - 6pm 6em - 6pm 7:30em - 10pm 8am - 8pm

Drop in Volleybell Monday & Wednesday 6om-9:45pm (Schedule is subject to change. For updated information, please call 235-2560.)

Drop In Fitness Room Open to the public during more.

Monday, Wednesday & Friday Senior Fitness Frigure (Free weights available to general public.)

Circuit Training Class 6:30-7:30pm

Monday - Saturday 6am-10pm

Children may not be left unattended while parents participate in drop in activities. Child care is not provided.

Gym Rentals (Basketball, Volleyball or Sports) Monday - Friday 3pm - 6pm (Gym rentals may be made up to two (2) weeks in advance. For information, call 235-2560.)

Special Closures

September 6 RCC Closed September 10 & 11 Gym dosed October 8, 9, 15 & 16 November 12, 13, 19 & 20 Gym dosed Gym dosed November 24 Gym dosed RCC Closed November 25 November 26 RCC Open 6am - 6pm/Gym dosed December 3, 4, 10 & 11 Gym Closed December 24, 25 & 31 & January 1 RCC Closed

BIRTHDAY PARTY RENTALS

The Renton Parks & Recreation Department offers two different birthday packages available during non-programmed hours. The birthday child receives a Community Center hat, visor or t-shirt. Set up and clean up required by renter. For more information, call 235-2560.

Pre-School Package: Rent the Kid's Cornerfl Designed for children six years and under, the room includes tables, chairs, climbing toys and much more. The fee for a 2 hour party is \$25 and for a 3 hour party is \$35.

Sports Package: Children 7 years to young teen can enjoy a combination of 1/2 hour gymrental and 1-1/2 hour dassroom rental for cake, pizza or packages. The gym rental can be set up for volleyball or basketball. Party size is fimited to 25 guests and the cost is \$30

PASS CARD INFORMATION

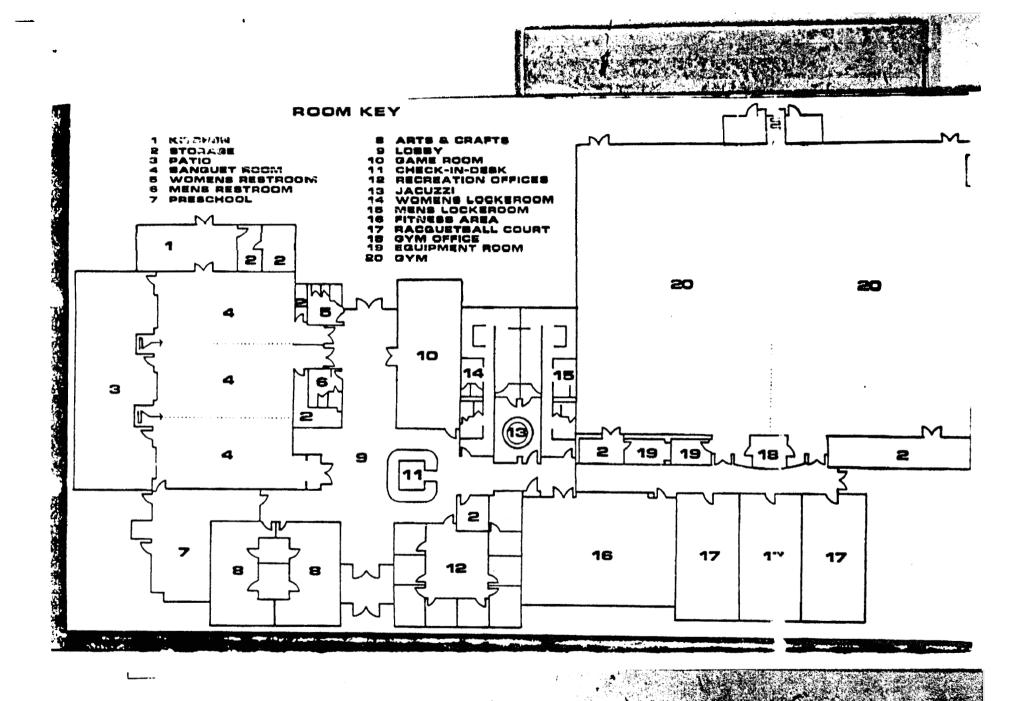
Renton Community Center 30 - Day Fitness Pass Cards must be shown when entering the facility. Students wishing to purchase a pass card must present current student identification (student body card or equivalent) when purchasing pass card.

> Rates Adult - \$27.25 Senior/Students -\$17.35

Definitions: Seniors: 55 or older Student: Under 18 or full time student

BUSINESS OR CORPORATE PACKAGES

Are you interested in getting your employees involved in fitness related activities? Call Jill Diddy at 235-2560 for Information.



Community Services/Parks Community Center Person Responsible: Bill Hutsinpiller, Recreation Superintendent

	1990	1991	1991	1992	1992	Change	% Change
POSITION ALLOCATIONS:	Actual	Adopted	Projected	Request	Budget &	91 Adopted	91 Adopted
Grade Title							
10 Recreation Program Coordinator	2.0	2.0	3.0	3.0	3.0	1.0	50.04
8 Rec Spec II (Promoted to Coord)	1.0	1.0	0.0	0.0	0.0	(1.0)	-1/0.09
4 Maintenance Custodian	2.0	2.0	2.0	7.0	2.0	0.0	0.09
3 Administrative Clerk III	1.0	1.0	1.0	1.0	1.0	0.0	0.09
1 Administrative Clerk I	0.0	1.0	1.0	1.0	1.0	0.0	0.04
TOTAL REGULAR STAFFING	6.0	7.0	7.0	7.0	7.0	0.0	0.01
TEMPORARY PART TIME	7.9	7,4	9.4	6.5	6.5	(0.9)	-12.29
TOTAL STAFFING	13.9	14.4	13,4	13.5	13.5	(0.9)	-8.39
BUDGETARY APPROPRIATION:							
Regular Salaries	136,811	228,636	231,036	240,016	240,016	11,380	5.04
Part Time Salaries	98,722	102,720	90,720	96,806	102,659	(61)	-0.19
Overtime	2,282	2,000	2,000	2,134	2,134	134	6.7
Personnel Benefits	46,927	69,241	57,865	79,048	79,493	10,252	14.8
Uniform Allowance	0	0	0	0	0	0	N/A
Supplies	22,889	21,107	21,107	21,529	20,053	(1,054)	-5.0
Professional Services	0	0	0	0	Ó	0	N/A
Postage/Telephone/Other	0	0	0	0	0	0	N/A
Travel/Training	2,584	1,800	1,800	2,000	2,000	200	11.1
Advertising	1,308	2,000	2,000	2.070	2,070	70	3.5
Rentals and Leases	0	0	0	0	0	0	N/A
Equipment Rental	0	0	٥	0	0	0	N/A
Public Utility Services	54,180	64,237	64,237	56,788	72,788	8,551	13.3
Repairs & Maintenance	8,666	*8,200	18,200	18,200	15,200	(3,000)	-16.5
1) Miscellaneous	98,732	130,500	142,299	130,693	211,693	81,193	62.2
Intergovernmental Services	0	٥	0	•		•	N/A
Capital Outlay	0	1,700	1,700	•	Ŏ	(1,700)	-100.04
Expenditure Credits	0	0	0	0	0	0	N/A
TOTAL EXPENDITURES	473,101	642,141	642,934	659.282	748,106	105,965	16.59

item	1990	1991	1991	1992	1992	Change	% Change
	Actual	Adopted	Projected	Request	Budgat	91 Adopted	91 Adopted
1) MISCELLANEOUS:							
49 06 Printing & Binding	0	3,000	3,000	3,105	3,105	105	3.5%
49 37 Vandalism	0	500	500	518	518	18	3.5%
49.84 Tax Liability	0	2,000	2,000	2,070	26,070	24,070	1203.5%
49.85 Self-Sustaining Programs	98,732	125,000	136,769	125,000	182,000	57,200	45 6%
TOTAL MISCELLANEOUS	98,732	130,500	142,269	130,693	211,693	81,193	62 2%

The Community Ceritic was set up to recorde 45% of its expense and the current rates is minning around 70% of its cost.

Total Revenue in 1992 was around 549, 198 60 which included Raquetbuil, classes, Review such as exceptions, futness Room and species events

all you have any other guarters, please car is writered.

Thanks

JCDRAGGOO & ASSOCIATES



URBAN PLANNING & DESIGN PARK/RECREATION PLANNING

1730 S.W. SKYLINE BLVD. PORTLAND. OREGON 97221 (503) 297-1005

September 3, 1993

City of Lodi Department of Parks and Recreation 125 N. Stockton St. Lodi, California 95240

Attn:

Ron Williamson

Dear Ron.

I left the meeting with the City Council more confused than ever. Frankly, I didn't get any direction from them and am afraid that if we attempted to hold a public hearing with them, it would get continued again.

I believe we have the following unresolved issues:

- 1. The trails system: Frankly at this point, my recommendation is that we take the trails element out of the plan and just state that a specific trails plan should be developed.
- 2. Indoor recreation center
 - o where to put it
 - o the amount of i.::pact fees to be divided between Hutchins Street Square and the Parks Department
- 3. Swimming pool: We need clarification about the type. I have been told that it is to be an outdoor pool but the Council minutes state that they did not determine the type. We need clarification.
- 4. The north side of Mokelumne River: Do we should it as open space on the facility plan?
- 5. Proposed Woodbridge Community Park: What type of park will this be? If it's a neighborhood park, we then need to distribute the fields and acres among the other parks.
- 6. Proposed Village Street Park: Does it stay in?
- 7. The CIP: Exactly how are we to show this table?
- 8. Population forecast: Does the City agree with my forecast?





Page 2 September 3, 1993

At this point, I believe we are two meetings away from adoption. My recommendation is that we ask the Parks Board for recommendations on the above issues and then go back to the Council.

Would you talk to Tom and Bob to see how we should proceed. Two of the issues - the Trails Plan and converting Woodbridge Park to a neighborhood facility could involve considerable time in making the changes.

The last item is our fees. While it is a little subjective, I feel that we have gone the normal distance in the development of the plan. I would like to be compensated for any major additions or corrections that occur. While I am not going to make a big issue out of this, I really would like a little help. I can be more precise on the cost once I know how we are going to proceed.

Ron, I am afraid we have lost the momentum of the plan and would to keep the process moving. With that in mind, I would to meet again as soon as we can.

Would you let me know how you want to proceed. I need to make some changes to the cost estimates but have been holding off until we decide what to do about Woodbridge Park and the recreation center.

Sincerely,

Jerry Draygoo

JCD/gd

cc: City Manager
Mayor
Parks & Rec Commission Members
Task Force Committee Members
Richard Prima
David Morimoto

PARKS AND RECREATION COMMISSION COMMUNICATION

TO:

The Lodi Parks & Recreation Commission DATE OF MEETING: 10/5/93

FROM:

The Director's Office

SUBJECT:

Parks and Recreation Open Space Master Plan, Revisited

TYPE ACTION NEEDED: Review and recommendation of Commission.

PREPARED BY:

Ron Williamson, Parks and Recreation Director

<u>RECOMMENDED ACTION</u>: Readdress issues of the plan as presented in Mr. Dragoo's correspondence and make suggestions as to where we should go with each.

<u>BACKGROUND INFORMATION</u>: For over a year we have been putting together a Parks and Recreation Open Space Master Plan. Recently at a shirtsleeve session of the City Council, various issues were discussed and suggestions where made by the Council as to their thoughts on direction. They would like the Commission to readdress their position and direct them again on the attached items.

You may agree, disagree, or establish new direction. Please see the attached items for discussion and consideration.

FUNDING CONSIDERATION OR IMPACT: Provided by Development Impact Fees. Yes, some changes in the plan will alter costs, either higher or lower. Impact fees will cover about \$18,000,000 in new construction.

RW/sh

Attachment

Noes - None Motion carried 5 - 0.

IV. Correspondence

- A. Letter from Mayor regarding City of Lodi Policies on Employment Issues
- Westgate Park Westside Fire Station
 No discussion on above, both self-explanatory.
- C. <u>Letter from Robert Sternfels to Supervisor Barber</u>
 It was requested that Director Williamson contact Mr. Sternfels and ask him to give a presentation to the Commission in layman's terms regarding the ordinance discussed in the letter.

V. Action Items

A. Request to Name Point at Lodi Lake Park, "Chuck Parsons Point"

Director Williamson explained that Mr. Tony Segale had made this request at last month's meeting. Commissioner Wall asked where the funds for the sign would come from and how much it was anticipated to cost. Director Williamson described several options ranging in price from \$50 up and possibilities of funding from memorials, contributions, or by the City.

Speaking on the subject was -

<u>Tony Segale - 215 Palomar, Lodi</u> - Mr. Segale stated that no memorial was in place, but he would speak to the family about their feelings on the subject and return to the next meeting with same. He also would bring some design and price ideas.

On a motion by Commissioner Melby and a second by Commissioner Casalegno the idea was approved and decided to go further with report from Mr. Segale on details at next meeting.

Ayes - Commissioners Melby, Casalegno, Wall, Johnson, Meyer Noes - None Motion Carried 5 - 0

B. Parks and Recreation Open Space Master Plan

Director Williamson explained that the eight questions raised in Mr. Jerry Dragoo's letter of September 3, 1993 needed to be addressed and recommendations made.

1. The trails system - Jack Ronsko, Public Works Director was in attendance and shared with the Commission the county-wide bike

trail, proposing the City work with the same.

On a motion by Commissioner Wall and second by Commissioner Johnson, it was recommended to revise the text of the Plan to recommend that a specific trails plan be done to comply with citizen survey and county/city plan.

Aves - Commissioners Melby, Wall, Meyer, Casalegno, Johnson Noes - None Motion carried 5 - 0

2. Indoor recreation center.

On a motion by Commissioner Johnson and second by Commissioner Wall it was recommended the feasibility study go forward and ask City Council to let the Commission know what Parks and Recreation's share of the impact fees will be before it can make any concrete recommendations.

Ayes - Commissioners Melby, Wall, Meyer, Casalegno, Johnson Noes - None Motion Carried 5 - 0

- Swimming Pool, indoor or outdoor? It was agreed that an outdoor pool located on the west side was the intention.
- North side of Mokelumne River should we use it as open space 4. on the facility plan? It was agreed to continue to consider it as open space/green belt area.

5. Proposed Woodbridge Community Park

On a motion by Commissioner Melby and a second by commissioner Johnson it was recommended that this park remain in the Plan.

Ayes - Commissioners Melby, Wall, Meyer, Casalegno, Johnson Noes - None Motion Carried 5 - 0

6. Proposed Village Street Park, does it stay in?

On a motion by Commissioner Wall and a second by Commissioner Johnson it was recommended this park remain in the Plan.

Ayes - Commissioners Melby, Wall, Meyer, Casalegno, Johnson Noes - None

Motion Carried 5 - 0

7. The CIP - How are we to show this table?

Director Williamson will further discuss the CIP with Richard Prima, Public Works Department, and report same back to the Commission.

8. Population forecast

On a motion by Commissioner Johnson and a second by Commissioner Wall it was recommended to go with the estimate to the year 2007, provided by the Mr. Dragoo of 102,850.

Ayes - Commissioners Melby, Wall, Meyer, Casalegno, Johnson Noes - None Motion Carried 5 - 0

Note: At this point, Chairman Johnson announced he would rearrange the Agenda to allow Mr. Ronsko to speak on Regular Agenda, Item D.

VI. Regular Agenda - Other Reports or Updates

D. Information - Golf Course, RV Center and Wetlands Grant Proposal
Public Works Director, Jack Ronsko gave an overview of the plan,
although he expressed concerns over funding of a feasibility study, he felt
the concept is basically good and if the commission feels it is feasible,
then turn it over to the City Council's discretion.

On a motion by Commissioner Wall and a second by Commissioner Johnson, it was recommended to request a feasibility study for a golf course only.

Ayes - Commissioners Wall, Johnson

Noes - Commissioners Melby, Meyer, Casalegno

Motion defeated 2 -3

On a motion by Commissioner Casalegno and a second by Commissioner Johnson, it was recommended to request a feasibility study for a golf course, RV center, and wetlands area.

RESOLUTION NO. 94-10

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING BY REFERENCE AS IF FULLY SET FORTH HEREIN THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

WHEREAS, a number of public hearings and meetings were held on the issue of the City's Parks, Recreation and Open Space Master Plan as required by law; and

NOW, THEREFORE, BE IT RESOLVED, by the Lodi City Council that the Parks, Recreation and Open Space Master Plan, as amended (copies of which are on file in the office of the City Clerk), SAVE AND EXCEPT Article 5, Section VIII, page 29 (Indoor Recreation Center) are hereby adopted:

Ayes: Council Members - Davenport, Mann, Pennino, Snider,

and Sieglock (Mayor)

Noes: Council Members - None

Absent: Council Members - None

BE IT FURTHER RESOLVED by the Lodi City Council that Article 5, Section VIII, page 29 (Indoor Recreation Center), incorporated in the above-referenced Parks, Recreation & Open Space Master Plan, is hereby adopted:

Ayes: Council Members - Davenport, Mann, Pennino, and

Sieglock (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - Snider

Dated: January 19, 1994

I hereby certify that Resolution No. 94-10 was passed and adopted by the Lodi City Council in a regular meeting held January 19, 1994 by the vote set forth above.

Jennifer M/Perrin

City Clerk

94-10